



"The City With a Heart"

Perry Petersen, *Chair*
Joe Sammut, *Vice Chair*
Rick Biasotti
Mary Lou Johnson
Kevin Chase
Sujendra Mishra
Bob Marshall, Jr,

MINUTES PLANNING COMMISSION MEETING

December 6, 2011

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:01 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	X	
Vice Chair Sammut	X	
Commissioner Biasotti	X	
Commissioner Marshall		X
Commissioner Mishra	X	
Commissioner Chase		X
Commissioner Johnson		X

STAFF PRESENT:

Planning Division: Community Development Director: Aaron Akin
Associate Planner: Laura Russell
Assistant Planner: Matt Neuebaumer
Recording Secretary: Shauna Williams

Pledge of Allegiance: Commissioner Sammut

1. Approval of Minutes – September 20, 2011

Motion to Approve Minutes of September 20, 2011 Planning Commission meeting.

Sammut / Biasotti

VOTE: 4-0
AYES: All Commissioners Present.
NOES: None
ABSTAIN: None

2. Communication

E-Packets are available on line at www.sanbruno.ca.gov

Draft Transit Corridor Plan is available on line at www.planbruno.org

The City Attorney had planned to give a presentation on the Brown Act; however, since we only have four Commissioners present we will postpone the presentation to a future date.

3. Public Comment - None

4. Announcement of Conflict of Interest

Commissioner Marshall has a conflict of interest for 588 San Mateo Avenue. Since that is the only item on the agenda, he did not attend the meeting.

5. Public Hearings

A. 588 San Mateo Avenue

Request for a Use Permit and Parking Exception to allow a dance studio within the C-B-D Central Business Zoning District per Chapters 12.96.120.C.7 and 12.100.120, of the San Bruno Zoning Ordinance. Yenise Cotua (Applicant), Artur & Hilda Basmajian (Property Owner) UP-11-013 & PE-11-001.

Assistant Planner Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 11-013 and Parking Exception 11-001 based on Findings of Fact (1-5) and Conditions of Approval (1-9).

Chair Petersen asked Commission if there were any questions for staff.

Public Comment Opened.

Yenise Cota; Applicant: I have been teaching dance for over twenty years and feel that my business will succeed and be an improvement to the downtown community.

Public Comment Closed.

Motion to approve Use Permit 11-013 and Parking Exception 11-001 based on Findings of Fact (1-5) and Conditions of Approval (1-9).

Commissioner Mishra/ Biasotti

VOTE:	4-0
AYES:	All Commissioners Present.
NOES:	None
ABSTAIN:	None

Chair Petersen advised of a 10-day appeal period

FINDINGS OF FACT

1. The proposed use will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the person residing or working in the neighborhood or such proposed use.
2. The proposed use will not be injurious or detrimental to property and improvements in the

neighborhood or to the general welfare of the city.

3. The proposed use will be consistent with the general plan.
4. The strict application of the parking provisions would cause particular difficulty or undue hardship in connection with the use and enjoyment of said property.
5. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this chapter as are reasonably possible.

CONDITIONS OF APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 11-013 and Parking Exception 11-001 shall not be valid for any purpose. Use Permit 11-013 and Parking Exception 11-001 shall expire one (1) year from the date of Planning Commission approval unless the operation commences prior to the one (1) year date.
2. The request for a Use Permit and Parking Exception to operate a dance studio shall be operated according to plans and operational statement approved by the Planning Commission on December 6, 2011, labeled Exhibits C and D except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. Prior to operation and final inspection, all pertinent conditions of approval and all improvements shall be complete to the satisfaction of the City of San Bruno.
4. The applicant shall apply for a business license through the Finance Department. Prior to business license approval the applicant shall apply for a business compliance permit.
5. The applicant and any successor in interest, shall agree to operate the dance at 588 San Mateo Avenue in the manner as described in the staff report and in the applicant's support statement. Any deviation or change in business activities shall require prior authorization by the Community Development Director and may require full Planning Commission review. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
6. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance, using a matching paint color. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
7. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids. The trash enclosure shall be covered and shall comply with San Mateo Countywide Water Pollution Prevention Program best management practices and shall be submitted to Planning Division.

8. The property owner or business operator shall conduct regular maintenance of the site to maintain the premises and remove accumulation of litter and debris.
9. The applicant or any future employees shall not park in the surrounding residential area at any time. The applicant shall provide information to customers on appropriate public parking locations.

6. Discussion

- A. City Staff Discussion:** Commissioners Sammut, Biasotti, and Mishra volunteered for the January 12, 2012 Architectural Review Committee meeting.

CD Director Akin: Glenview/Crestmoor Update. As you know there were thirty-eight homes destroyed in the fire. We have issued twelve building permits for the complete rebuild homes thus far. We also have another six applications in the planning and/or building review stage. In the next two or three months I anticipate 18 out of the 38 homes will be under construction. There are a total of six homes that are now owned by PG&E and two of which are yellow-tagged homes that PG&E plans to repair and sell. I encourage you to take a drive out there to see the new construction if you haven't already. The road is open now for a few months and the neighborhood is progressing.

Chair Petersen: I would like to compliment staff on the great effort you all have dedicated to the disaster. I feel that the recovery of these homes has moved very fast and the neighborhood is looking wonderful.

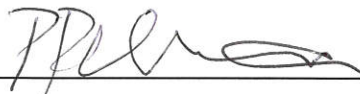
- B. Planning Commission Discussion:** None

7. Adjournment

Meeting was adjourned at 7:12 pm



Aaron Akin
Secretary to the Planning Commission
City of San Bruno



Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING: January 17, 2012